



# Inglebys

Estate Agents



## 176 Windy Hill Lane

Marske-By-The-Sea, TS11 7DZ

**£200,000**



Nestled in the charming area of Marske-By-The-Sea, on Windy Hill Lane, is this delightful and extended house with four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for family gatherings.

The house features an additional ground floor shower room and WC as well as a first floor bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and light.

Situated in a desirable location and with sweeping sea views to the front, this property is close to local amenities, schools, and the beautiful coastline, allowing for a lifestyle that balances convenience with leisure. Whether you are looking to enjoy peaceful walks along the beach or the vibrant community life, Marske has much to offer.

Please note, the property has tested positive for shale, and the price reflects this consideration.





Tenure: Freehold  
Council Tax: Redcar & Cleveland Band C  
EPC: Awaiting assessment.

Entrance Porch

Double glazed throughout.  
uPVC entrance door.

Entrance Hallway 2'7" x 13'5" (0.79 x 4.10)  
Staircase to the first floor.  
Doors to the Living Room and Kitchen

Living Room 12'0" x 13'6" (3.66 x 4.12)  
Double glazed widow to the front aspect.

Dining Room 10'9" x 9'9" (3.30 x 2.98)  
Double glazed patio doors, opening to the rear garden.  
Door to the Kitchen

Kitchen/Breakfast Room 14'0" x 11'1" (4.28 x 3.39)  
Double glazed window to the rear aspect.  
A range of fitted wall and base units with marble effect roll top work surfaces.  
Stainless steel double sink with mixer tap.  
Built in breakfast seating area.  
Plumbing for a freestanding dishwasher.  
Door to the Rear Hallway

Ground Floor WC 3'11" x 2'5" (1.2 x 0.75)  
Low level WC.  
Storage cupboards.

Store Room 6'10" x 4'5" (2.10 x 1.35)  
Partially glazed uPVC door leading to a courtyard with a gate to the front external.

Utility Room 14'6" x 6'2" (4.42 x 1.88)  
Integrated storage cupboards.  
Stainless steel sink with mixer tap.  
uPVC door to the rear garden.  
Door to the ground floor shower room.

Shower Room 6'9" x 2'3" (2.07 x 0.71)  
Refurbished in 2021.  
Double glazed frosted window to the rear aspect.  
Fully tiled walls.  
Shower cubicle with electric shower.

First Floor Landing 5'0" x 10'6" (1.53 x 3.21)  
Airing cupboard.

Bedroom One 9'8" x 15'2" (2.97 x 4.64)  
Double glazed window to the front aspect with sweeping sea views.  
Built in wardrobes.

Bedroom Two 13'7" x 11'11" (4.15 x 3.65)  
Double glazed window to the front aspect with sweeping sea views.  
Integrated storage cupboard and wardrobes.

Bedroom Three 5'1" x 7'5" (1.57 x 2.28)  
Double glazed window to the rear aspect.  
Integrated storage cupboard

Bedroom Four 10'4" x 8'5" (3.16 x 2.58)  
Double glazed widow to the rear aspect.  
Integrated storage cupboard.

Rear external  
A well stocked rear garden comprising of a selection of mature shrubs, trees and bushes.  
Paved patio and seating areas.

Front External  
To the front of the property is a driveway providing off street parking for two vehicles and a low maintenance garden.

Disclaimer  
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Floor Plans



Energy Efficiency Graph

